

~ BOUNDARY LINE TABLE ~

NO.	BEARING	DISTANCE
L1	S 61°52'17" E	54.49'
L2	S 30°51'16" E	73.98'
L3	S 41°39'53" W	43.94'
L4	S 27°37'08" W	41.25'
L5	S 04°33'56" E	22.44'
L6	S 34°44'03" E	54.88'
L7	S 06°23'42" E	16.91'
L8	S 21°38'21" W	9.14'
L9	S 21°38'12" W	48.61'
L10	S 05°28'39" W	84.38'
L11	S 31°31'20" E	34.47'
L20	S 70°12'20" W	78.40'
L21	S 79°55'32" W	76.64'
L22	S 53°14'20" W	49.65'
L23	S 76°58'31" W	93.45'
L24	S 50°21'19" W	46.84'

30' STORM SEWER EASEMENT

NO.	BEARING	DISTANCE
T1	S 89°23'27" W	97.79'
T2	S 71°56'04" W	242.59'
T3	N 18°03'56" W	30.00'
T4	N 71°56'04" E	247.20'
T5	N 89°23'27" E	113.14'

FIRE LANE, MUTUAL ACCESS & WATER LINE EASEMENT

NO.	BEARING	DISTANCE
L1	N 89°23'27" E	149.39'
L2	N 00°36'33" W	214.00'
L3	S 89°23'27" W	81.74'
L4	N 00°30'08" W	33.04'
L5	N 89°23'27" E	5.19'
L6	N 89°23'27" E	29.11'
L7	N 89°23'27" E	62.75'
L8	N 89°23'27" E	74.73'
L9	S 00°36'33" E	60.00'
L10	N 89°23'27" E	111.50'
L11	N 00°36'33" W	60.00'
L12	N 89°23'27" E	343.50'
L13	S 10°18'23" E	1.87'
L14	N 89°23'27" E	117.33'
L15	S 00°36'33" E	24.00'
L16	S 89°23'27" W	114.50'
L17	S 00°36'33" E	312.00'
L18	N 89°21'12" E	120.62'
L19	S 00°36'33" E	24.00'
L20	S 89°23'27" W	405.62'
L21	S 00°36'04" E	36.92'
L22	S 00°36'33" E	10.00'
L23	S 89°23'27" W	24.07'
L24	S 89°23'27" W	366.00'
L25	N 00°36'33" W	236.00'
L27	N 00°36'33" W	112.00'
L28	N 89°23'27" E	369.42'
L29	S 89°23'27" W	173.54'
L30	N 00°36'33" W	40.00'
L31	S 89°23'27" W	54.50'
L32	N 00°36'33" W	60.00'
L33	S 89°23'27" W	205.00'
L34	S 00°36'33" E	60.00'
L35	S 89°23'27" W	111.50'
L36	S 00°36'33" E	60.00'
L37	N 89°23'27" E	54.00'
L38	N 00°36'33" W	184.00'
L39	S 89°23'27" W	368.54'
L42	N 89°23'27" E	54.50'
L43	S 00°36'33" E	60.00'
L44	S 89°23'27" W	54.50'
L45	N 00°36'33" W	60.00'
L46	S 89°23'27" W	395.00'
L47	S 00°36'11" E	81.00'
L48	N 89°23'27" E	173.54'
L49	S 00°36'33" E	112.00'
L50	S 89°23'27" W	199.00'
L51	N 00°42'42" W	83.98'
L52	N 00°36'33" W	38.00'
L53	S 89°23'27" W	395.00'
L54	S 00°36'33" E	36.00'
L55	N 89°23'27" E	395.00'
L56	S 42°07'42" E	1.74'

FLOOD STATEMENT:

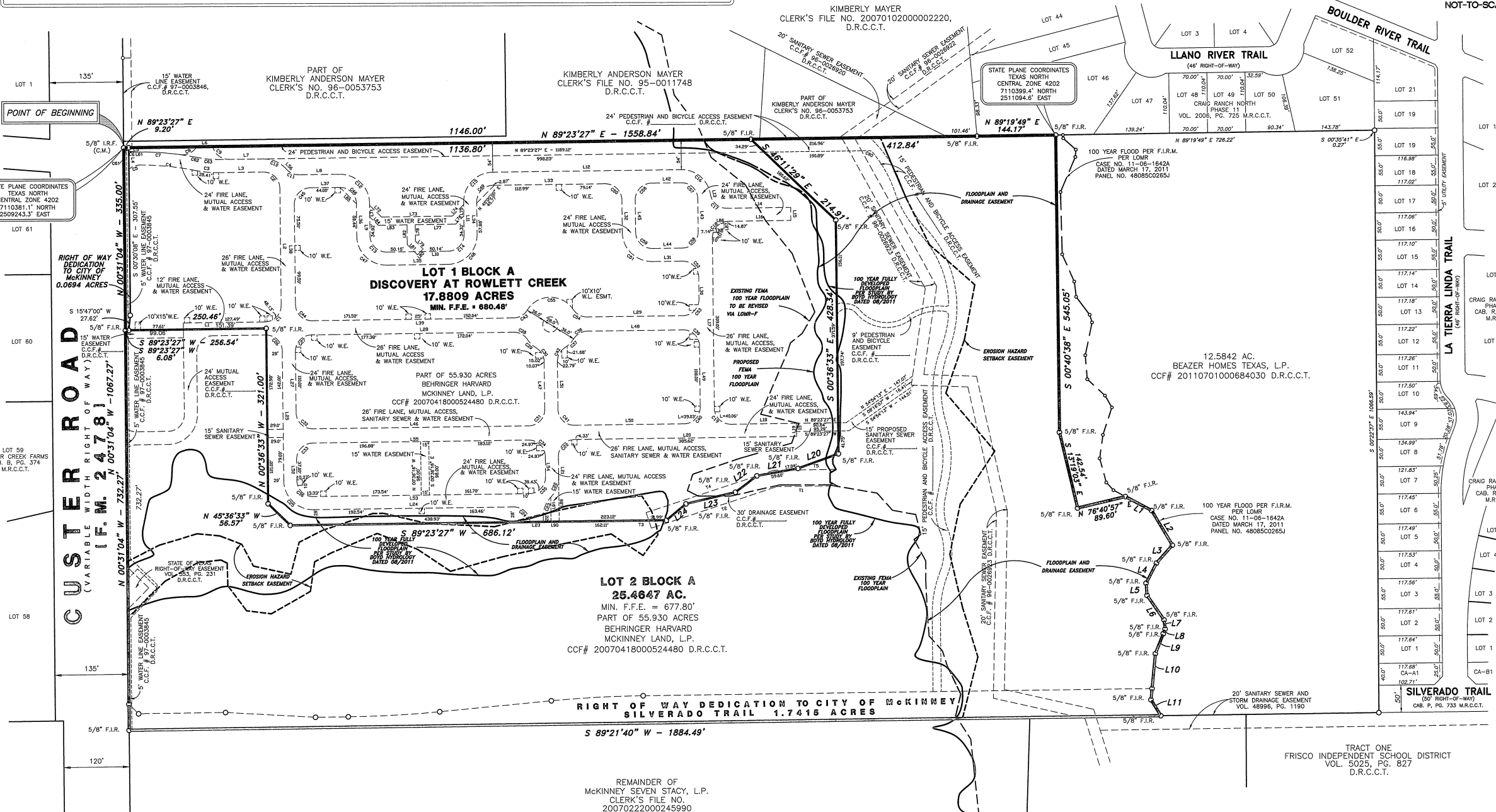
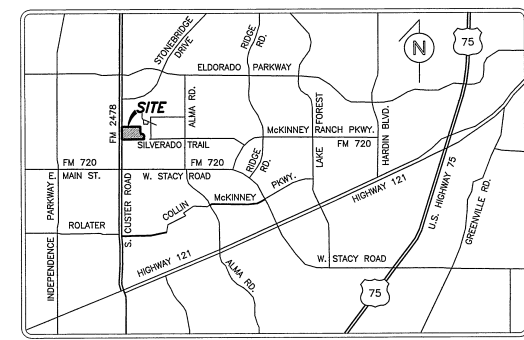
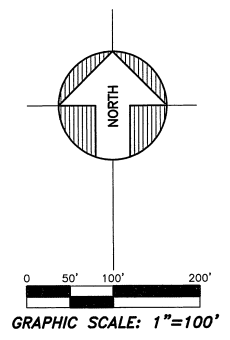
According to Community Panel No. 48085C0265J, dated June 2, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Zone "X" (Shaded) Areas of 0.2% annual chance flood; areas of 1% annual flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance of flood & Flood Zone "AE" which is the area of 100-year flood with base flood elevations and flood hazard factors determined. The location of Flood Zone "AE" shown is approximate and is for informational purposes only and shall not create liability on the part of the Surveyor.

FLOODPLAIN NOTE:

The owner and any subsequent owner of Lot 1 and 2, Block A of this plat shall be solely responsible for the maintenance of the creek (including all erosion control) transverse said lot. The owner shall further hold the City of McKinney harmless from damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The City shall not be responsible for the maintenance of the referenced creek, although it retains the right to enter upon the easement for public purposes. The drainage easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. Alteration of natural flow of water shall be subject to the regulations and ordinances of the City of McKinney, the State of Texas, and United States of America.

NOTES

1. All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirements of the governing zoning district.
2. A property owners association shall be established for maintenance and operation of all common areas. The establishment of the property owner association shall be reviewed for approval by the City of McKinney.
3. All property owners shall maintain floodplain areas within their platted lot.



This plat was received by the Planning Department on August 9, 2011.

NOTE:  
ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT.

OWNER  
BEHRINGER HARVARD MCKINNEY LAND L.P.  
5435 PRESTON FAIRWAYS CIRCLE  
DALLAS, TEXAS 75252

SURVEYOR  
DAVID PETREE  
11015 MIDWAY ROAD  
DALLAS, TEXAS 75229  
(214) 358-4500  
FAX (214) 358-4600

ENGINEER  
SANCHEZ & ASSOCIATES, L.L.C.  
220 EAST VIRGINIA STREET  
MCKINNEY, TEXAS 75069  
(469) 424-5900  
FAX (214) 544-3200

PRELIMINARY-FINAL PLAT  
FOR REVIEW PURPOSES ONLY  
**DISCOVERY AT ROWLETT CREEK ADDITION**  
**LOTS 1 AND 2 OF BLOCK A**  
45.1565 ACRES OF LAND IN THE  
JACOB NAUGLE SURVEY - ABSTRACT NO. 662  
BEHRINGER HARVARD MCKINNEY LAND, L.P.  
RECORDED IN C.C.F. NO. 20070418000524480, L.R.C.C.T.  
IN THE  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS  
AUGUST 02, 2011

FIRE LANE, MUTUAL ACCESS & WATER LINE EASEMENT

~ CURVE DATA TABLE ~

NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD DIRECTION	CHORD
C1	30.03	48.13	91°50'22"	N 43°27'06" E	43.14'
C2	30.00	47.12	90°00'00"	N 45°36'33" W	42.43'
C3	200.00	42.84	12°16'26"	N 84°28'20" W	42.76'
C4	500.00	101.12	11°35'16"	N 84°07'46" W	100.95'
C5	30.00	22.19	42°23'22"	S 68°52'55" W	21.69'
C6	30.00	9.22	17°36'46"	S 81°48'08" E	9.19'
C7	524.00	79.46	08°41'19"	S 86°15'54" E	79.39'
C8	30.00	35.22	67°15'44"	N 64°28'54" E	33.23'
C9	30.00	41.08	78°27'49"	S 51°22'41" E	37.95'
C10	56.00	46.51	47°35'28"	S 66°48'49" E	45.19'
C11	30.00	25.85	49°22'14"	S 65°55'26" E	25.06'
C12	54.00	84.82	90°00'00"	S 45°36'33" E	76.37'
C13	30.00	47.12	90°00'00"	S 45°36'33" E	42.43'
C14	30.00	47.12	90°00'00"	N 44°23'27" E	42.43'
C15	54.00	84.82	90°00'00"	N 44°23'27" E	76.37'
C16	54.00	75.99	80°37'52"	S 50°17'37" E	69.88'
C17	30.00	42.05	80°18'10"	S 50°27'28" E	38.69'
C18	30.00	47.12	90°00'00"	S 44°23'27" W	42.43'
C19	30.00	47.12	90°00'00"	S 45°36'33" E	42.43'
C20	30.00	48.12	91°54'37"	S 43°26'08" W	43.13'
C22	54.09	41.37	43°49'41"	S 21°18'46" W	40.37'
C23	50.00	38.25	43°50'10"	S 21°18'32" W	37.33'
C24	30.00	45.12	86°10'39"	N 47°31'14" W	40.99'
C25	54.00	84.82	90°00'00"	N 45°36'33" W	76.37'
C26	30.02	47.13	89°56'54"	N 43°42'56" W	42.44'
C27	30.00	47.12	90°00'00"	N 44°23'27" E	42.43'
C28	30.31	30.07	56°51'07"	S 61°51'58" E	28.85'
C29	51.20	22.52	25°12'14"	S 46°01'55" E	22.34'
C30	30.00	33.46	63°54'06"	S 26°59'24" E	31.75'
C31	30.00	50.13	95°44'21"	S 41°31'16" W	44.50'
C32	30.00	47.12	90°00'00"	N 45°36'33" W	42.43'
C33	30.00	47.12	90°00'00"	N 44°23'27" E	42.43'
C34	30.00	48.12	91°54'37"	S 44°39'15" E	43.13'
C35	30.07	48.09	91°37'43"	S 43°26'08" W	43.13'
C36	30.00	47.12	90°00'00"	N 45°36'33" W	42.43'
C37	50.00	22.53	25°49'05"	N 44°48'48" E	22.34'
C38	30.00	30.10	57°29'11"	N 60°38'51" E	28.85'
C39	30.00	47.12	90°00'00"	S 45°36'33" E	42.43'
C40	30.00	47.12	90°00'00"	S 44°23'27" W	42.43'
C41	30.00	50.13	95°44'21"	N 42°44'23" W	44.50'
C42	30.00	30.48	58°12'14"	N 28°37'14" E	29.18'
C43	30.00	30.10	57°29'08"	S 60°38'53" W	28.85'
C44	30.00	47.12	90°00'00"	N 45°36'33" W	42.43'
C45	30.00	47.12	90°00'00"	N 44°23'27" E	42.43'
C46	30.00	47.12	90°00'00"	S 45°36'33" E	42.43'
C47	54.00	84.82	90°00'00"	S 45°36'33" E	76.37'
C48	54.00	84.82	90°00'00"	N 44°23'27" E	76.37'
C49	30.00	47.12	90°00'00"	N 44°23'27" E	42.43'
C50	30.00	47.12	90°00'00"	S 45°36'33" E	42.43'
C51	54.00	84.82	90°00'00"	S 45°36'33" E	76.37'
C52	30.00	47.12	90°00'00"	S 45°36'33" E	42.43'
C53	30.00	47.12	90°00'00"	S 44°23'27" W	42.43'
C54	30.00	30.10	57°29'06"	N 61°51'58" W	28.85'
C55	50.00	100.33	114°58'17"	S 89°23'27" W	84.33'
C56	30.00	47.12	90°00'00"	N 44°23'27" E	42.43'
C57	30.00	47.12	90°00'00"	S 45°36'33" E	42.43'
C58	30.00	47.12	90°00'00"	S 44°23'27" W	42.43'
C59	30.00	47.12	90°00'00"	N 45°36'33" W	42.43'
C60	8.50'	7.60'	51°15'23"	S 64°58'52" E	7.35'

WATER EASEMENT

~ LINE TABLE ~

NUMBER	DIRECTION	DISTANCE
L71	N 00°36'33" W	21.44'
L72	S 45°00'00" E	30.60'
L73	N 89°23'27" E	128.83'
L74	N 45°00'00" E	29.75'
L75	S 00°36'33" E	20.99'
L76	S 45°00'00" W	21.19'
L77	S 89°23'27" W	73.93'
L78	S 00°36'33" E	30.38'
L79	S 45°00'00" E	19.91'
L80	S 45°00'00" W	15.00'

WATER EASEMENT

~ LINE TABLE ~

L	DIRECTION	DISTANCE
L81	N 45°00'00" W	26.03'
L82	N 00°36'33" W	36.50'
L83	S 89°23'27" W	52.33'
L84	N 45°00'00" W	21.58'
L85	N 45°00'00" W	41.73'
L86	N 89°23'27" E	5.82'
L87	S 00°36'33" E	10.00'
L88	S 89°23'27" W	16.68'
L89	S 00°36'33" E	83.40'
L90	S 89°23'27" W	15.00'
L91	N 00°36'33" W	44.71'

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF COLLIN

WHEREAS, BEHRINGER HARVARD MCKINNEY LAND, L.P., is the owner BEING all that certain lot, tract or parcel of land situated in the Jacob Naugle Survey, Abstract No. 662 in the City of McKinney, Collin County, Texas, and being a part of the 55.945 acre tract of land conveyed to Behringer Harvard McKinney Land, L.P. by deed recorded in County Clerks File No. 200704180000524480 of the Land Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING a 5/8" iron rod found for corner in the East right of way line of Custer Road (F.M. 2478), same being the Northwest corner of said 55.945 acre Behringer Harvard McKinney Land, L.P. tract;

THENCE North 89° 23' 27" East and following along the North line of said 55.945 acre Behringer Harvard McKinney Land, L.P. tract for a distance of 1558.84 feet to a 5/8" iron rod found for corner;

THENCE North 89° 19' 49" East for a distance of 144.17 feet to a 5/8" iron rod found at the Northwest corner of a 12.5842 acre tract of land conveyed to Beazer Homes Texas, L.P., by deed recorded in County Clerks File No. 20110701000684030 of the Land Records of Collin County, Texas;

THENCE along the West line said Beazer Homes Texas, L.P. tract the following courses:

THENCE South 00° 40' 38" East for a distance of 545.05 feet to a 5/8" iron rod found for corner;

THENCE South 13° 19' 03" East for a distance of 142.54 feet to a 5/8" iron rod found for corner;

THENCE North 76° 40' 57" East for a distance of 89.60 feet to a 5/8" iron rod found for corner;

THENCE South 61° 52' 17" East for a distance of 54.49 feet to a 5/8" iron rod found for corner;

THENCE South 30° 51' 16" East for a distance of 73.98 feet to a 5/8" iron rod found for corner;

THENCE South 41° 39' 53" West for a distance of 43.94 feet to a 5/8" iron rod found for corner;

THENCE South 27° 37' 08" West for a distance of 41.25 feet to a 5/8" iron rod found for corner;

THENCE South 04° 33' 56" East for a distance of 22.44 feet to a 5/8" iron rod found for corner;

THENCE South 34° 44' 03" East for a distance of 54.88 feet to a 5/8" iron rod found for corner;

THENCE South 06° 23' 42" East for a distance of 16.91 feet to a 5/8" iron rod found for corner;

THENCE South 21° 38' 21" West for a distance of 9.14 feet to a 5/8" iron rod found for corner;

THENCE South 21° 38' 21" West for a distance of 48.61 feet to a 5/8" iron rod found for corner;

THENCE South 05° 28' 39" West for a distance of 84.38 feet to a 5/8" iron rod found for corner;

THENCE South 31° 31' 20" East for a distance of 34.47 feet to a 5/8" iron rod found for corner in the South line of the aforementioned 55.945 acre tract of land conveyed to Behringer Harvard McKinney Land, L.P., also being the Southwest corner of aforementioned 12.5842 acre tract conveyed to Beazer Homes Texas, L.P.;

THENCE South 89° 21' 40" West and following along the South line of said 55.945 acre tract for a distance of 1884.49 feet to a 5/8" iron rod found for the Southwest corner of said Behringer Harvard McKinney Land, L.P. 55.945 acre tract and being in the East right of way line of the aforementioned Custer Road (F.M. 2478);

THENCE North 00° 31' 04" West and following along the East right of way line of said Custer Road (F.M. 2478) same being common to the West line of said Behringer Harvard McKinney Land, L.P. 55.945 acre tract for a distance of 1067.27 feet to the POINT OF BEGINNING and CONTAINING 45.0871 ACRES OF LAND, more or less.

DEDICATION STATEMENT

STATE OF TEXAS  
COUNTY OF COLLIN

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

THAT BEHRINGER HARVARD MCKINNEY LAND, L.P., acting herein by and through its duly authorized officers, do hereby adopt this Record Plat designating the heretofore described property as DISCOVERY AT ROWLETT CREEK ADDITION, LOTS 1 AND 2, BLOCK A, an addition to the City of McKinney, Texas and do hereby dedicate in fee simple to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed in any Easements. Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of McKinney's use thereof. The City of McKinney and public utility entities shall have the right to remove and keep removed improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of McKinney and public utility entities shall at all times have full right of purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone. This Record Plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2011

By: \_\_\_\_\_  
BEHRINGER HARVARD MCKINNEY LAND, L.P.  
Mr. David Gray, Managing Partner

BEFORE ME, the undersigned authority, on this day personally appeared David Gray, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_\_ day of \_\_\_\_\_, 2011.

Notary Public in and for State of Texas

My Commission Expires: \_\_\_\_\_

SURVEYOR'S CERTIFICATION

This is to certify that I, David Petree, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

David Petree  
Registered Professional Land Surveyor No. 1890

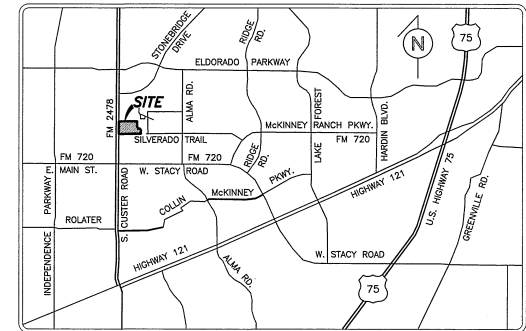
STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this day personally appeared David Petree, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_\_ day of \_\_\_\_\_, 2011.

Notary Public in and for State of Texas

My Commission Expires: \_\_\_\_\_



VICINITY MAP  
NOT-TO-SCALE

This plat was received by the Planning Department on August 9, 2011.

PRELIMINARY-FINAL PLAT  
FOR REVIEW PURPOSES ONLY

DISCOVERY AT ROWLETT CREEK ADDITION  
LOTS 1 AND 2 OF BLOCK A

45.0871 ACRES OF LAND IN THE  
JACOB NAUGLE SURVEY - ABSTRACT NO. 662  
BEHRINGER HARVARD MCKINNEY LAND, L.P.  
RECORDED IN C.C.F. NO. 200704180000524480, L.R.C.C.T.  
IN THE  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS  
AUGUST 02, 2011

OWNER  
BEHRINGER HARVARD MCKINNEY LAND L.P.  
5435 PRESTON FAIRWAYS CIRCLE  
DALLAS, TEXAS 75252

SURVEYOR  
DAVID PETREE  
11015 MIDWAY ROAD  
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